



Gray Road, Hendon, Sunderland

£85,000

POPULAR LOCATION

MAY BE OF INTEREST TO FTB'S OR INVESTORS

3 BEDROOM SEMI-DETACHED

GREAT VALUE FOR MONEY

EPC RATING D

DRIVEWAY

POPULAR LOCATION - GREAT VALUE FOR MONEY - MAY BE OF INTEREST TO FTB'S OR INVESTORS - 3 BEDROOM SEMI-DETACHED - DRIVEWAY - LARGE GARDEN PLOT TO REAR - RENTAL ASSESSMENT £700pcm PROVIDING A YIELD IN THE REGION OF 10%pa - NO CHAIN ...Good Life Homes are delighted to bring to the market a 3 bedroom home at the Commercial Road end of Gray Road, an area with a typically loyal following with locals with many generations of the same families living in the area. The property benefits from a driveway and generous rear garden plot and inside there is a good size lounge, kitchen/dining room, 3 bedrooms and a bathroom with wet-room style shower. Properties of this type and in this area are usually very popular and we expect good demand. Potential buyers can organise viewings by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, stairs to first floor landing, large cupboard providing useful storage and also the location for electric fuse box and gas meter. Wall mounted thermostat for the central heating system. Doors leading off to dining kitchen, lounge.

LOUNGE 17' 1" x 11' 4" (5.20m x 3.45m)

Laminate wood-effect flooring, 2 radiators, front facing white uPVC double-glazed window, rear facing white uPVC double-glazed window with views over pleasant garden. This is a lovely size living room large enough to accommodate most arrangements of furniture.

DINING KITCHEN 13' 9" x 8' 9" (4.19m x 2.66m)

Vinyl tile-effect flooring, double radiator, 2 white uPVC double-glazed windows, side and rear facing. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, space and plumbing for washing machine, space for tall fridge/freezer. Large built-in cupboard utilising space under the stairs and internal door leading back into the lounge, external door leading back into the rear garden.

FIRST FLOOR LANDING

2 built-in cupboards, 1 of which houses the modern Combi boiler which the vendor advises us was installed in recent years. Rear facing white uPVC double-glazed window, radiator, loft hatch, 4 doors leading off 3 to bedrooms and 1 to bathroom.

BATHROOM 8' 10" x 5' 8" (2.69m x 1.73m)

Vinyl wet room style flooring, 2 white uPVC double-glazed windows with privacy glass, side and rear facing. Toilet with low level cistern, sink with single pedestal and chrome taps, shower fed from the main Combi boiler system with tiles to floor and ceiling around the shower area with curved shower rail. Extractor fan, radiator. The bathroom has been created into a wet room style shower room but it would be reasonably straight forward to install a bath in the available space with shower above.

BEDROOM 1 11' 8" x 10' 9" (3.55m x 3.27m)

Radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.



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BEDROOM 2 11' 9" x 8' 9" (3.58m x 2.66m)

Measurements taken at widest points, the room is slightly L-shaped. Radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 3 8' 10" x 6' 10" (2.69m x 2.08m)

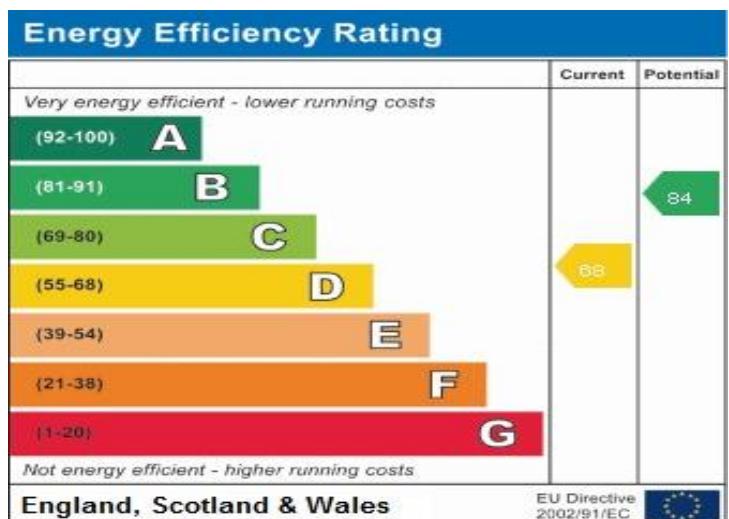
Radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens. This bedroom would accommodate a double bed but equally be a generous single.

EXTERNALLY

Block paved ramp providing convenient wheelchair access to the front door or steps equally to the side providing access to the front door also. Drop kerb and driveway suitable for parking at least 1 possibly 2 vehicles with side gate leading to a lovely rear garden. The property benefits from a large rear garden plot with fencing to 3 sides perfect for families.



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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.